August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Penn-Delco (Delaware, PA)

MarketStats by ShowingTime

Presented by
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August 2026

Penn-Delco (Delaware, PA)

New Listings — 28

-24.3% from Jul 2026: **37**

12.0% from Aug 2025: **25**

YTD	2026	2025	+/-
	291	**236**	23.3%

5-year Aug average: **31**

New Pendings — 34

-5.6% from Jul 2026: **36**

36.0% from Aug 2025: **25**

YTD	2026	2025	+/-
	259	**223**	16.1%

5-year Aug average: **28**

Closed Sales — 32

-17.9% from Jul 2026: **39**

6.7% from Aug 2025: **30**

YTD	2026	2025	+/-
	235	**220**	6.8%

5-year Aug average: **31**

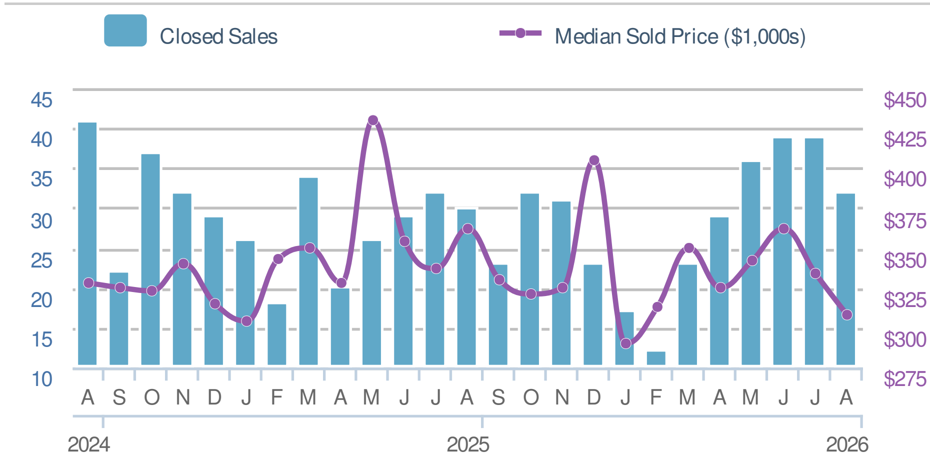
Median Sold Price — $308,500

-7.9% from Jul 2026: **$334,900**

-14.9% from Aug 2025: **$362,450**

YTD	2026	2025	+/-
	$330,000	**$344,500**	-4.2%

5-year Aug average: **$324,130**



Active Listings — 35

35

Min 22 — 30 — Max 38

5-year Aug average

Jul 2026	Aug 2025
42	**31**

Avg DOM — 13

13

Min 10 — 13 — Max 17

5-year Aug average

Jul 2026	Aug 2025	YTD
21	**13**	**24**

Avg Sold to OLP Ratio — 100.0%

100.0%

Min 100.0% — 100.9% — Max 101.8%

5-year Aug average

Jul 2026	Aug 2025	YTD
99.3%	**100.9%**	**98.7%**

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August 2026

Penn-Delco (Delaware, PA) - Detached

New Listings — 12

-36.8% from Jul 2026: **19**
-20.0% from Aug 2025: **15**

YTD	2026	2025	+/-
	173	**148**	16.9%

5-year Aug average: **18**

New Pendings — 18

-18.2% from Jul 2026: **22**
12.5% from Aug 2025: **16**

YTD	2026	2025	+/-
	162	**146**	11.0%

5-year Aug average: **16**

Closed Sales — 20

-4.8% from Jul 2026: **21**
-13.0% from Aug 2025: **23**

YTD	2026	2025	+/-
	148	**142**	4.2%

5-year Aug average: **19**

Median Sold Price — $380,000

-6.2% from Jul 2026: **$405,000**
-4.4% from Aug 2025: **$397,500**

YTD	2026	2025	+/-
	$385,000	**$388,500**	-0.9%

5-year Aug average: **$374,090**

Summary

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for August was $380,000, representing a decrease of 6.2% compared to last month and a decrease of 4.4% from Aug 2025. The average days on market for units sold in August was 12 days, 3% below the 5-year August average of 12 days. There was an 18.2% month over month decrease in new contract activity with 18 New Pendings; an 11.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 23; and a 21.7% decrease in supply to 18 active units.

This activity resulted in a Contract Ratio of 1.28 pendings per active listing, up from 1.13 in July and an increase from 1.20 in August 2025. The Contract Ratio is 5% higher than the 5-year August average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings — 18

18
Min 13 — 18 — Max 28
5-year Aug average

Jul 2026	Aug 2025
23	**15**

Avg DOM — 12

12
Min 8 — 12 — Max 15
5-year Aug average

Jul 2026	Aug 2025	YTD
12	**12**	**22**

Avg Sold to OLP Ratio — 100.2%

100.2%
Min 99.9% — 100.8% — Max 101.6%
5-year Aug average

Jul 2026	Aug 2025	YTD
100.0%	**101.6%**	**98.8%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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August 2026

Penn-Delco (Delaware, PA) - Attached

New Listings 16

-11.1% from Jul 2026: **18**
60.0% from Aug 2025: **10**

YTD	2026	2025	+/-
	118	**88**	34.1%

5-year Aug average: **13**

New Pendings 16

14.3% from Jul 2026: **14**
77.8% from Aug 2025: **9**

YTD	2026	2025	+/-
	97	**77**	26.0%

5-year Aug average: **12**

Closed Sales 12

-33.3% from Jul 2026: **18**
71.4% from Aug 2025: **7**

YTD	2026	2025	+/-
	87	**78**	11.5%

5-year Aug average: **13**

Median Sold Price $231,450

-9.2% from Jul 2026: **$255,000**
-1.5% from Aug 2025: **$235,000**

YTD	2026	2025	+/-
	$249,900	**$245,000**	2.0%

5-year Aug average: **$256,850**

Summary

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for August was $231,450, representing a decrease of 9.2% compared to last month and a decrease of 1.5% from Aug 2025. The average days on market for units sold in August was 15 days, 12% above the 5-year August average of 13 days. There was a 14.3% month over month increase in new contract activity with 16 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 21; and a 10.5% decrease in supply to 17 active units.

This activity resulted in a Contract Ratio of 1.24 pendings per active listing, up from 0.95 in July and an increase from 0.88 in August 2025. The Contract Ratio is 17% lower than the 5-year August average of 1.49. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 17

17
Min 8 — 12 (5-year Aug average) — Max 17

Jul 2026	Aug 2025
19	**16**

Avg DOM 15

15
Min 6 — 13 (5-year Aug average) — Max 19

Jul 2026	Aug 2025	YTD
31	**16**	**27**

Avg Sold to OLP Ratio 99.6%

99.6%
Min 98.7% — 100.7% (5-year Aug average) — Max 102.6%

Jul 2026	Aug 2025	YTD
98.6%	**98.7%**	**98.4%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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Penn-Delco (Delaware, PA) - Attached/Townhouse

New Listings — 8

0.0% from Jul 2026: **8**

33.3% from Aug 2025: **6**

YTD	2026	2025	+/-
	64	**59**	8.5%

5-year Aug average: **6**

New Pendings — 9

28.6% from Jul 2026: **7**

50.0% from Aug 2025: **6**

YTD	2026	2025	+/-
	52	**51**	2.0%

5-year Aug average: **7**

Closed Sales — 7

-30.0% from Jul 2026: **10**

75.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	47	**50**	-6.0%

5-year Aug average: **7**

Median Sold Price — $238,900

-25.9% from Jul 2026: **$322,500**

-13.9% from Aug 2025: **$277,500**

YTD	2026	2025	+/-
	$320,000	**$297,500**	7.6%

5-year Aug average: **$275,230**

Summary

In Penn-Delco (Delaware, PA), the median sold price for Attached/Townhouse properties for August was $238,900, representing a decrease of 25.9% compared to last month and a decrease of 13.9% from Aug 2025. The average days on market for units sold in August was 13 days, 67% above the 5-year August average of 8 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from July) to 10; and a 10% decrease in supply to 9 active units.

This activity resulted in a Contract Ratio of 1.11 pendings per active listing, up from 0.80 in July and an increase from 0.80 in August 2025. The Contract Ratio is 36% lower than the 5-year August average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings — 9

9

Min 3 — 6 (5-year Aug average) — Max 10

Jul 2026	Aug 2025
10	**10**

Avg DOM — 13

13

Min 6 — 8 (5-year Aug average) — Max 13

Jul 2026	Aug 2025	YTD
14	**6**	**20**

Avg Sold to OLP Ratio — 99.9%

99.9%

Min 99.9% — 101.9% (5-year Aug average) — Max 104.0%

Jul 2026	Aug 2025	YTD
99.8%	**100.7%**	**99.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.